067.A	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	910,300	/	910,300
USE VALUE:	910,300	/	910,300
ASSESSED:	910,300	/	910,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		ROCKMONT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCZUPAK PETER J
Owner 2:	LAMSON ANN F
Owner 3:	
Street 1:	16 ROCKMONT ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MULLIN DOLORES D -
Owner 2:	-
Street 1:	16 ROCKMONT ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Wood Shingle Exterior and 2278 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6048.000	488,700	600	421,000	910,300
Total Card	0.139	488,700	600	421,000	910,300
Total Parcel	0.139	488,700	600	421,000	910,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.54 /Parcel: 399.54

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 067.A-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	488,700	600	6,048.	421,000	910,300		Year end	12/23/2021
2021	101	FV	473,400	600	6,048.	421,000	895,000		Year End Roll	12/10/2020
2020	101	FV	473,400	600	6,048.	421,000	895,000	895,000	Year End Roll	12/18/2019
2019	101	FV	351,600	600	6,048.	390,900	743,100	743,100	Year End Roll	1/3/2019
2018	101	FV	351,600	600	6,048.	390,900	743,100	743,100	Year End Roll	12/20/2017
2017	101	FV	351,600	600	6,048.	342,800	695,000	695,000	Year End Roll	1/3/2017
2016	101	FV	351,600	600	6,048.	312,700	664,900	664,900	Year End	1/4/2016
2015	101	FV	342,800	600	6,048.	276,700	620,100	620,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MULLIN DOLORES	51518-543		7/31/2008		584,000	No	No		
	18935-582		3/1/1988		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/22/2013	407	Manual	896					
12/5/2012	1591	New Wind	1,618	C				
7/15/2011	701	Addition	53,000					11X20 FAD ABOVE EX

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2013	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
12/19/2008	Meas/Inspect	189	PATRIOT
11/15/1999	Mailer Sent		
11/10/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6048		Sq. Ft.	Site		0	70.	0.99	12									421,006						421,000	

Total AC/HA: 0.13884 | Total SF/SM: 6048 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 421,006 | Spl Credit | Total: 421,000

PRINT

Date	Time
12/30/21	02:45:00

LAST REV

Date	Time
01/24/20	08:18:37

apro

User Acct / GIS Ref / GIS Ref / Insp Date

128454

12/19/08

!5775!

PAT ACCT. 5775

USER DEFINED

Prior Id # 1:	128454
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	50	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12814212
Const Adj.:	1.03519642
Adj $ / SQ:	151.820
Other Features:	94200
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	547830
Depreciation:	59166
Depreciated Total:	488665

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

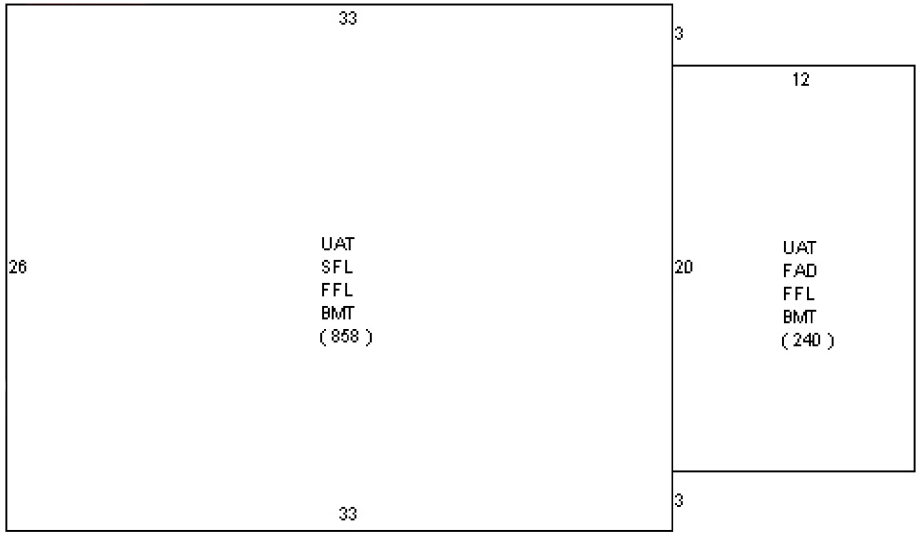
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.00
Special Features:	0	Val/Su Net:	136.93
Final Total:	488700	Val/Su SzAd	222.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,098	45.550	50,010
FFL	First Floor	1,098	151.820	166,699
SFL	Second Floor	858	151.820	130,262
UAT	Upper Attic	275	74.390	20,421
FAD	Addition	240	151.820	36,437

Net Sketched Area:	3,569			Total:	403,829
Size Ad	2196	Gross Area	4392	FinArea	2278

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.A-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X18	A	AV	1980	3.99	T	31.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600